176.0	0007	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,000 / 600,000
					USE VALUE:	600,000 / 600,000
					ASSESSED:	600,000 / 600,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARONE PETER &
Owner 2:	BLANCHETTE CHRISTINE
Owner 3:	
Street 1:	56 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NYBERG KENNETH W -
Owner 2:	CARR ANTHONY J -
Street 1:	56 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .063 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Asbestos Exterior and 1154 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2730.000	248,700		351,300	600,000
Total Card	0.063	248,700		351,300	600,000
Total Parcel	0.063	248,700		351,300	600,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.16 /Parcel: 520.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118679

GIS Ref

GIS Ref

Insp Date 05/18/16

!13792!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,700	0	2,730.	351,300	600,000		Year end	12/23/2021
2021	101	FV	241,700	0	2,730.	351,300	593,000		Year End Roll	12/10/2020
2020	101	FV	242,100	0	2,730.	351,300	593,400	593,400	Year End Roll	12/18/2019
2019	101	FV	209,400	0	2,730.	346,300	555,700	555,700	Year End Roll	1/3/2019
2018	101	FV	209,400	0	2,730.	266,000	475,400	475,400	Year End Roll	12/20/2017
2017	101	FV	209,400	0	2,730.	251,000	460,400	460,400	Year End Roll	1/3/2017
2016	101	FV	194,500	0	2,730.	230,900	425,400	425,400	Year End	1/4/2016
2015	101	FV	155,600	0	2,730.	215,800	371,400	371,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:45:05

LAST REV

Date	Time
02/26/20	09:09:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG KENNETH	64163-139		8/29/2014	Change>Sale	361,100	No	No		Kenneth Nyber D.O.D. 12/13/2013. bk 57671 pg
NYBERG KENNETH	57671-419		10/19/2011	Convenience	1	No	No		
NYBERG KENNETH	9472-380		10/5/1959	Family		No	No		N
NYBERG PAUL & D	9472-378		10/5/1959	Convenience	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1775	Solar Pa	16,192	C				
11/24/2014	1573	Redo Kit	26,225					Remodel kitchen an
9/25/2014	1259	Re-Roof	3,300		9/25/2014			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2016	Meas/Inspect	PT	Paul T
5/18/2016	Permit Insp	PT	Paul T
11/7/2008	Meas/Inspect	345	PATRIOT
2/11/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	276	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2730		Sq. Ft.	Site		0	70.	1.84	6									351,330						351,300	

Total AC/HA:	0.06267	Total SF/SM:	2730	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	351,330	Spl Credit		Total:	351,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	169.675
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305581
Depreciation:	56838
Depreciated Total:	248743

COMMENTS

OF=BMT SINK. 16FT SHED DORMER REAR OF HOUSE. SUMP PUMP IN BMT-VERY DAMP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

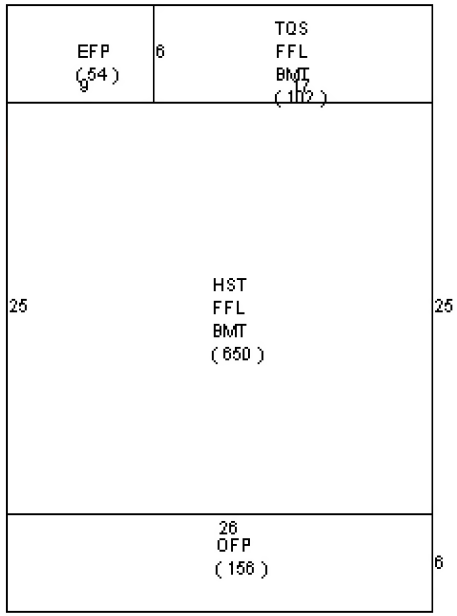
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.68
Special Features:	0	Val/Su Net:	117.53
Final Total:	248700	Val/Su SzAd	215.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	752	50.900	38,279
FFL	First Floor	752	169.680	127,596
HST	Half Story	325	169.680	55,144
OFP	Open Porch	156	25.210	3,933
TQS	3/4 Story	77	169.680	12,980
EFP	Enclos Porch	54	67.590	3,650
	Net Sketched Area:	2,116	Total:	241,582
Size Ad	1153.5	Gross Area	2466	FinArea 1154

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0007-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	